

## **EXHIBIT A**

Paragon Windermere, LLC  
 8700 North Street, Suite 310  
 Fishers, IN 46038

# Invoice

To: Big Lots

Date: 12/03/24

Invoice No.: 120324BL

## Account Activity

Date	Description Of Service	Charges
12/3/2024	Reimbursement of Property Taxes	\$11,757.36
	Fall Installment 2023 pay 2024	
	See attached receipts for reference.	
Please make checks payable to Paragon Windermere, LLC		
Please Pay This Amount		\$11,757.36

**Suite 6225 - Big Lots**2023 pay 2024  
ACTUAL**TAXES**

Real Estate Taxes- 2nd half		\$20,169.47
Total Building Square Footage	43,230	
Tenant - Square Footage	25,200	
Tenant Percentage	58.29%	\$11,757.36

**TENANT ANNUAL EXPENSE RECONCILIATION**

Real Estate Taxes	\$11,757.36
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Total Due	\$11,757.36
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STATE FORM 51569 (R24/11-23)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2023

TREASURER FORM TS-1A

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

## COUNTY:49-MARION

## SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 49-02-32-122-007.000-800	COUNTY PARCEL NUMBER 8044468	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024
TAXING UNIT NAME 800/800 WASHINGTON OUTSIDE	LEGAL DESCRIPTION SE1/4 S32 T17 R4 593.73' & 25' N OF SW COR BEG NE 161.29' NW135.218' NE167.234' E342.855' SE204.717' SW525		
PROPERTY ADDRESS 6213 ALLISONVILLE RD	SPRING AMOUNT DUE by May 10, 2024		\$20,169.91

PARAGON WINDERMERE LLC 71.2% INT &  
LEBANON WINDERMERE LLC 28.8% INT  
8700 NORTH ST STE 310  
FISHERS, IN 46038-2865

Pay By Phone:(317)327-4829  
Pay Online at: [treasurer.indy.gov/](https://treasurer.indy.gov/) (317)327-4444  
Remit Payment and Make Checks Payable to:  
MARION COUNTY TREASURER  
P.O. Box 6145  
Indianapolis, IN 46206

0124000201699180444683

## COUNTY:49-MARION

## FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 49-02-32-122-007.000-800	COUNTY PARCEL NUMBER 8044468	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024
TAXING UNIT NAME 800/800 WASHINGTON OUTSIDE	LEGAL DESCRIPTION SE1/4 S32 T17 R4 593.73' & 25' N OF SW COR BEG NE 161.29' NW135.218' NE167.234' E342.855' SE204.717' SW525		
PROPERTY ADDRESS 6213 ALLISONVILLE RD	FALL AMOUNT DUE by November 12, 2024		\$20,169.47

PARAGON WINDERMERE LLC 71.2% INT &  
LEBANON WINDERMERE LLC 28.8% INT  
8700 NORTH ST STE 310  
FISHERS, IN 46038-2865

Pay By Phone:(317)327-4829  
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Remit Payment and Make Checks Payable to:  
MARION COUNTY TREASURER  
P.O. Box 6145  
Indianapolis, IN 46206

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## COUNTY:49-MARION

## TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 49-02-32-122-007.000-800	COUNTY PARCEL NUMBER 8044468	TAX YEAR 2023 Payable 2024	DUE DATES SPRING - May 10, 2024 FALL - November 12, 2024
TAXING UNIT NAME 800/800 WASHINGTON OUTSIDE	LEGAL DESCRIPTION SE1/4 S32 T17 R4 593.73' & 25' N OF SW COR BEG NE 161.29' NW135.218' NE167.234' E342.855' SE204.717' SW525		

DATE OF STATEMENT:5/2/2024

PROPERTY ADDRESS 6213 ALLISONVILLE RD	
PROPERTY TYPE Real Estate	TOWNSHIP 8-WASHINGTON
ACRES 5.03	BILL CODE
COUNTY SPECIFIC RATE 02.3065	

PARAGON WINDERMERE LLC 71.2% INT &  
LEBANON WINDERMERE LLC 28.8% INT  
8700 NORTH ST STE 310  
FISHERS, IN 46038-2865

TOTAL DUE FOR 2023 Payable 2024: \$40,339.38

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$18,374.57	\$18,374.57
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.44	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Storm Water	\$1,794.90	\$1,794.90
Auditor Corrections	\$0.00	\$0.00
Amount Due	\$20,169.91	\$20,169.47
Payments Received	\$0.00	\$0.00
Balance Due	\$20,169.91	\$20,169.47

**SPECIAL MESSAGE TO PROPERTY OWNER**

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3 % for all other property. The Mortgage Deduction is no longer available beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

**TAXPAYER AND PROPERTY INFORMATION**

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
PARAGON WINDERMERE LLC 71.2% INT & LEBANON WINDERMERE LLC 28.8% INT 8700 NORTH ST STE 310 FISHERS, IN 46038-2865	May 2, 2024	May 10, 2024 November 12, 2024	8044468 49-02-32-122-007.000-800	800/800 WASHINGTON OUTSIDE
Property Address:		6213 ALLISONVILLE RD		
Legal Description:		SE1/4 S32 T17 R4 593.73' & 25' N OF SW COR BEG NE 161.29' NW 135.218' NE 167.234' E 342.855' SE 204.717' SW 525.863' W 139.893' TO BEG & WINDERMERE		

Spring installment due on or before May 10, 2024 and Fall installment due on or before November 12, 2024.

**TABLE 1: SUMMARY OF YOUR TAXES**

1. ASSESSED VALUE AND TAX SUMMARY	2022 Pay 2023	2023 Pay 2024
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$1,447,900	\$1,447,900
2. Equals total gross assessed value of property	\$1,447,900	\$1,447,900
2a. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	\$1,447,900	\$1,447,900
3a. Multiplied by your local tax rate	2.565900	2.538100
4. Equals gross tax liability (see Table 3 below)	\$37,151.68	\$36,749.14
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit <sup>1</sup>	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total amount due)	\$37,151.68	\$36,749.14

Please see Table 4 for a summary of other charges to this property.

**TABLE 2: PROPERTY TAX CAP INFORMATION**

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) <sup>2</sup>	\$43,437.00	\$43,437.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>3</sup>	\$9,561.93	\$9,366.47
Maximum tax that may be imposed under cap	\$52,998.93	\$52,803.47

**TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY**

TAXING AUTHORITY	TAX RATE 2023	TAX RATE 2024	TAX AMOUNT 2023	TAX AMOUNT 2024	DIFFERENCE 2023-2024	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.3635	0.3631	\$5,263.12	\$5,257.32	(\$5.80)	(0.11) %
TOWNSHIP	0.0100	0.0104	\$144.79	\$150.58	\$5.79	4.00 %
SCHOOL	1.1844	1.1605	\$17,148.94	\$16,802.88	(\$346.06)	(2.02) %
LIBRARY	0.1222	0.1220	\$1,769.33	\$1,766.44	(\$2.89)	(0.16) %
CONSOLIDATED CITY	0.6136	0.6103	\$8,884.31	\$8,836.53	(\$47.78)	(0.54) %
NOT AVAILABLE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
WELFARE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
HEALTH & HOSPITAL	0.1883	0.1887	\$2,726.40	\$2,732.19	\$5.79	0.21 %
LOCAL CITY/TOWN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PUBLIC TRANSPORTATION	0.0839	0.0831	\$1,214.79	\$1,203.20	(\$11.59)	(0.95) %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
<b>TOTAL</b>	<b>2.5659</b>	<b>2.5381</b>	<b>\$37,151.68</b>	<b>\$36,749.14</b>	<b>(\$402.54)</b>	<b>(1.08) %</b>

**TABLE 4: OTHER CHARGES TO THIS PROPERTY**

LEAVING AUTHORITY	2023	2024	% Change
Swamp Water	\$1,647.70	\$1,589.58	(1.59) %
<b>TOTAL ADJUSTMENTS</b>	<b>\$1,647.70</b>	<b>\$1,589.58</b>	<b>(1.59) %</b>

**TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY <sup>4</sup>**

TYPE OF DEDUCTION	2023	2024
<b>TOTAL DEDUCTIONS</b>		

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.

THE BACK OF THIS DOCUMENT HAS A COLORED BACKGROUND/UNWHITE PAPER AND ORIGINAL DOCUMENT SECURITY GUILDED ON BACK WITH PADLOCK SECURITY ICON

Paragon Windermere, LLC  
8700 North Street, Suite 310  
Fishers, IN 46038  
(317) 577-1177

Indiana Members Credit Union  
Indianapolis, IN

465

\*\*\*\* TWENTY THOUSAND ONE HUNDRED SIXTY NINE AND 47/100 DOLLARS

TO THE ORDER OF Marion County Treasurer  
P.O. Box 6145  
Indianapolis, IN 46206-6145

11/01/2024 \$20,169.47\*\*

*[Signature]*

000465 1 274074040 1101001303554

Security features included. Details on back.

11/06/2024 - 800132 - 10  
Fifth Third Bank >042000314<  
Marion County Tax

**ENDORSE HERE**

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DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE

**Padlock design is a certification mark of the Check Payment Systems Association.**  
The security features listed below as well as those not listed, exceed industry guidelines. Absence of these features may indicate alteration.  
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Security Features: Try again, line and back of document. It is the same as the front of the document.  
Security Features: Copy number, security watermark, or text of document. Document lines are printed in a color that is not visible to the naked eye.  
Security Features: Microprint: Microprint is a series of small, repeating characters that form a pattern.  
Security Features: Watermark: Watermark is a design or image that is visible when the document is held up to the light.  
Security Features: Security Thread: Security thread is a thread that is woven into the paper.  
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